

**SPECIAL ORDINANCE NO. 12, 2010**

**APPLICATION FOR REZONING PETITION CITY OF TERRE HAUTE**

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Common Address of lot to be rezoned:

1719 N. 30<sup>th</sup> Street, Terre Haute, IN 47804

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Rezone From: R-1 – Single Family Residence District

Rezone To: R-2 – Two Family Residence District

Proposed Use: Duplexes

Name of Owner: Wallace Building Contractors, Inc.

Address of Owner: 2140 5<sup>th</sup> Ave.  
Terre Haute, IN 47807

Phone Number of Owner: (812) 249-8757

Attorney Representing Owner: Richard J. Shagley II

Address of Attorney: P.O. Box 9849, Terre Haute, IN 47808

For Information Contact: ☐ Owner ☒ Attorney

Council Sponsor: Norm Loudermilk

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**COPY OF A SITE-PLAN MUST ACCOMPANY THIS APPLICATION**

FILED

APR 09 2010

**SPECIAL ORDINANCE NO. 12, 2010**

**CITY CLERK**

An Ordinance Amending Chapter 10, of the Terre Haute City Code, Zoning and Subdivision Regulations, as adopted by General Ordinance No. 10, 1999, as Amended, entitled "An Ordinance Adopting And Enacting A Code Of Ordinances For The City Of Terre Haute, Indiana; Establishing The Same; Providing For The Repeal Of Certain Ordinances Not Included Therein, Except As Herein Provided; Providing For The Manner Of Amending Such Code Of Ordinances; Providing A Penalty For Violations Thereof; Providing When This Ordinance Shall Become Effective And Officially Adopting The Terre Haute City Code, And Passing Ordinances Addressing Fees, Fines And Regulations".

BE IT ORDAINED by the Common Council of the City of Terre Haute, Indiana, as follows:

SECTION I. That Chapter 10, of the Terre Haute City Code, known and referred to as "The Comprehensive Zoning Ordinance for Terre Haute" of General Ordinance No. 10, 1999, effective, December 10, 1999, Section 10-121, thereof, District Maps, is hereby amended to read as follows:

Lots Six Hundred Fifty-eight (658), Six Hundred Fifty-nine (659) and Six Hundred Sixty (660) in SHERIDAN PARK, a Subdivision in the Northeast quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33, of the records in the Recorder's Office of Vigo County, Indiana.

Commonly known as 1719 N. 30<sup>th</sup> Street, Terre Haute, Indiana.

be and the same is, hereby established as a R-2 Two Family Residential District, together with all rights and privileges that may inure to said real estate and the owners thereof by virtue of the law in such cases provided, subject to all limitations and restrictions imposed thereon by deed or otherwise.

SECTION II. WHEREAS, an emergency exists for the immediate taking effect of this Ordinance, the same shall be in full force and effect from and after its passage by the Common Council of the City of Terre Haute, and its approval by the Mayor and publication as by law provided.

Presented by Council Member,

  
Norm Loudermilk, Councilperson

Passed in open Council this \_\_\_\_ day of May, 2010.

\_\_\_\_\_  
Neil Garrison, President

ATTEST:

\_\_\_\_\_  
Charles P. Hanley, City Clerk

Presented by me, to the Mayor of the City of Terre Haute, this \_\_\_\_ day of May, 2010.

\_\_\_\_\_  
Charles P. Hanley, City Clerk

Approved by me, the Mayor of the City of Terre Haute, this \_\_\_\_ day of May, 2010.

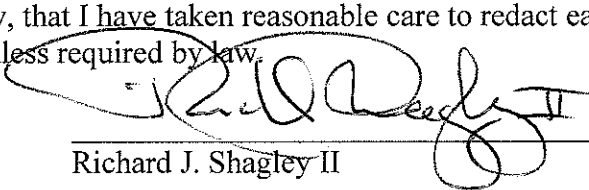
\_\_\_\_\_  
Duke A. Bennett, Mayor

ATTEST:

\_\_\_\_\_  
Charles P. Hanley, City Clerk

This instrument prepared by Richard J. Shagley, II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47808.

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

  
\_\_\_\_\_  
Richard J. Shagley II

## **PETITION TO REZONE REAL PROPERTY**

TO: THE PRESIDENT AND MEMBERS OF THE COMMON COUNCIL OF THE CITY OF TERRE HAUTE, INDIANA;

and THE PRESIDENT AND MEMBERS OF THE AREA PLANNING COMMISSION OF VIGO COUNTY, INDIANA.

LADIES and GENTLEMEN:

The undersigned, James C. Wallace, respectfully submits this Petition to Rezone the following described real estate in the City of Terre Haute, Vigo County, State of Indiana, to-wit:

Lots Six Hundred Fifty-eight (658), Six Hundred Fifty-nine (659) and Six Hundred Sixty (660) in SHERIDAN PARK, a Subdivision in the Northeast quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33, of the records in the Recorder's Office of Vigo County, Indiana.

Commonly known as 1719 N. 30<sup>th</sup> Street, Terre Haute, Indiana.

Your Petitioner is informed and believes that in accordance with Chapter 10, known and referred to as "The Comprehensive Zoning Ordinance for Terre Haute", as amended, the above described real estate is now zoned as R-1 Single Family Residential District.

Your Petitioner would respectfully state that the real estate is now and has been used as a Single Family Residential home. Your Petitioner intends to use the real estate to build duplexes.

Your Petitioner would request that the real estate described herein shall be zoned as a R-2 District to allow for the use as proposed by the Petitioner. Your Petitioner would allege that the R-2 Two Family Residential District would not alter the general characteristics of this neighborhood, since the real estate is in a mixed residential area.

Your Petitioner would respectfully show the proposed change would not be detrimental to the public welfare or injurious to the property or improvements in the area.

WHEREFORE, your Petitioner respectfully requests that the Area Planning Commission and the Common Council of the City of Terre Haute, Indiana favorably consider the passage of a Special Ordinance amending the District Maps of Chapter 10, of the Terre Haute City Code entitled The Comprehensive Zoning Ordinance for Terre Haute, Section 10-121 District Maps and declaring the above-described real estate to be part of the R-2 Two Family Residential District of the City of Terre Haute, Indiana, and is entitled to the rights and benefits that may accrue to the real estate and the owners thereof by virtue of the new designation subject to all limitations imposed by deed or otherwise.

IN WITNESS WHEREOF, the undersigned Petitioner has executed this Petition to Rezone Real Property this 5<sup>th</sup> day of April, 2010.

**PETITIONER:**

WALLACE BUILDING CONTRACTORS, INC.

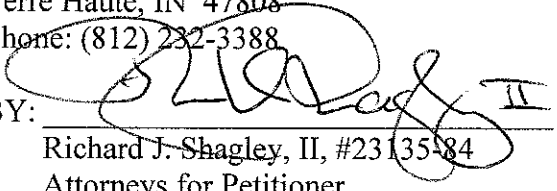
By:   
James Wallace, President

WRIGHT, SHAGLEY & LOWERY, P.C.

500 Ohio Street, P.O. Box 9849

Terre Haute, IN 47808

Phone: (812) 232-3388

BY:   
Richard J. Shagley, II, #2313584  
Attorneys for Petitioner

The owner and mailing address: Wallace Building Contractors, Inc., 2140 5<sup>th</sup> Avenue, Terre Haute, IN 47807.

This instrument prepared by Richard J. Shagley, II, Attorney-at-Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, Indiana 47808.

Wallace Building Contractors Site Plan For 1719 and 1705 N. 30th Street

4 N

30th St.

alley

R-1 to R-2

1719 N. 30th St.

R-1 to R-2

1705 N. 30th St.

8th Avenue

# CERTIFIED TRUE COPY

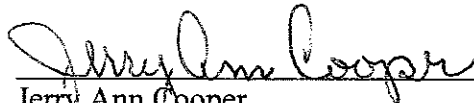
## WARRANTY DEED

THIS INDENTURE WITNESSETH:

That **JERRY ANN COOPER** (Grantor), of Vigo County, in the State of Indiana, CONVEYS AND WARRANTS to **WALLACE BUILDING CONTRACTORS, INC.**, an Indiana Corporation, (Grantee), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County in the State of Indiana, to-wit:

Lots Six Hundred Fifty-eight (658), Six Hundred Fifty-nine (659) and Six Hundred Sixty (660) in SHERIDAN PARK, a Subdivision in the Northeast quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33, of the records in the Recorder's Office of Vigo County, Indiana.

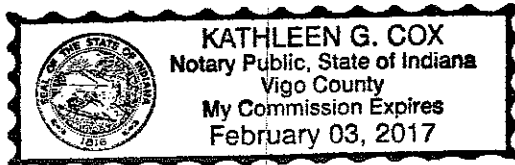
IN WITNESS WHEREOF, the said Grantor above named, Jerry Ann Cooper, has set her hand and seal, this 18<sup>th</sup> day of March, 2010.

  
\_\_\_\_\_  
Jerry Ann Cooper

STATE OF INDIANA       )  
                                  )SS:  
COUNTY OF VIGO       )

Before me, the undersigned, a Notary Public, in and for said County and State, this 18<sup>th</sup> day of March, 2010, personally appeared the within named Jerry Ann Cooper, Grantor in the above conveyance, and being first duly sworn, stated that the representations contained herein are true and acknowledged the execution of the same to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



My Commission Expires:  
February 3, 2017

Kathleen G Cox  
Notary Public  
Printed: Kathleen G Cox

My County of Residence:  
Vigo

<sup>taxes</sup>  
Mail to: Wallace Building Contractors, Inc., 2140 5<sup>th</sup> Avenue, #5, Terre Haute, IN 47807  
Grantees Address: Same

*I, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social security number in this document, unless required by Law.*

  
Richard J. Shagley II (#23135-84)

This instrument prepared by Richard J. Shagley, II, WRIGHT, SHAGLEY & LOWERY, 500 Ohio Street, P.O. Box 9849, Terre Haute, IN 47808.



STATE OF INDIANA       )  
COUNTY OF VIGO       ) SS:

**AFFIDAVIT**

Comes now James Wallace, being duly sworn upon his oath, deposes and says:

1. That Wallace Building Contractors, Inc., is the fee simple owner of record of the following described real estate located in the City of Terre Haute, County of Vigo, State of Indiana, to-wit:

Lots Six Hundred Fifty-eight (658), Six Hundred Fifty-nine (659) and Six Hundred Sixty (660) in SHERIDAN PARK, a Subdivision in the Northeast quarter of Section 14, Township 12 North, Range 9 West, as per recorded plat in Plat Record 13, Page 33, of the records in the Recorder's Office of Vigo County, Indiana.

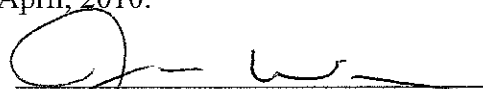
Commonly known as 1719 N. 30<sup>th</sup> Street, Terre Haute, Indiana.

2. That a copy of the Warranty Deed, dated March 18, 2010, and recorded in the records of the Recorder's Office of Vigo County, Indiana, transferring fee simple title to Affiant, is attached hereto and made a part hereof and marked as Exhibit A.

3. That Affiant makes this Affidavit for the sole purpose of affirming that Wallace Building Contractors, Inc., is the owner of record of the above-described real estate for which a proposed change to the zoning map of the City of Terre Haute, Indiana, has been filed and to induce the Common Council of the City of Terre Haute, Indiana, to accept the Petition to Rezone Real Property as filed by Wallace Building Contractors, Inc.

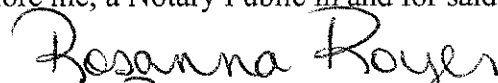
4. Further, Affiant saith not.

Dated at Terre Haute, Indiana this 9<sup>th</sup> day of April, 2010.

  
James Wallace

STATE OF INDIANA, COUNTY OF VIGO, SS:

SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, this 9<sup>th</sup> day of April, 2010.

  
Rosanna Rayer, Notary Public  
My County of Residence: Clay

My Commission expires:  
12-23-15

This instrument prepared by Richard J. Shagley II, Attorney At Law, WRIGHT, SHAGLEY & LOWERY, P.C., 500 Ohio Street, P.O. Box 9849, Terre Haute, IN 47808.